

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
828-5220

**Project Name:** STS Enterprises, Inc

**Case #:** 1-ZR-01

**Date:** April 10, 2001

**Comments:**

1. Must comply with the Florida Accessibility Code.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** STS Enterprises Inc.

**Case #:** 1-ZR-01

**Date:** 4-10-01

**Comments:**  
N/C

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**Division:** Engineering

**Member:** Tim Welch  
828-5123

**Project Name:** STS Enterprises Inc.

**Case #:** 1-ZR-01

**Date:** 4-10-01

**Comments:**

Engineering comments will be available at the DRC meeting.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** STS Enterprises, Inc.

**Case #:** 1-ZR-01  
(Prev. Pre App 1//9/01)

**Date:** April 10, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** STS Enterprises, Inc.

**Case #:** 1-ZR-01

**Date:** 4/10/01

**Comments:**

1. Verify the requirements relating to the back-out parking on to 54<sup>th</sup> Terrace.
2. Make sure that all peninsula tree islands have the minimum 8' inside landscape area width.
3. Verify that there is a minimum 2 ½' landscape buffer where a vehicular use area abuts an adjacent property.
4. There is a 10' landscape buffer required where the V.U.A. abuts residentially zoned property.
5. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the landscape plan.
6. Provide standard calculation list (available upon request) to verify that all current V.U.A. requirements are met.
7. All landscape areas to be protected from vehicular encroachment. (Need to show the wheelstops.)
8. Use shade trees (such as Live Oaks) instead of the transplanted Royal Palms as the street trees along Federal Hwy. May want to use the Royal Palms behind the Oaks.

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**Division:** Planning

**Member:** Kevin Erwin  
828-6534

**Project Name:** Steven T. Short

**Case #:** 1-ZR-01

**Date:** April 10, 2001

**Comments:**

- 1 This is a new use and the existing site and structures must meet all current code requirements.
- 2 The bufferyard section, ULDR Sec 47-25.3 requires a 10' setback from residential property lines for drive aisles and 12' setback for parking spaces along those property lines that are adjacent to property zoned for and used as residential.
- 3 Dead end parking facilities require a striped turnaround space to be provided.
- 4 ADA requires 2 handicap parking spaces.
- 5 The dumpster needs to be relocated to the interior of the site. Discuss possibility of using carts instead of dumpster.
- 6 Provide a typical wall detail.
- 7 Landscape islands are required to be 9' to the exterior of the protective curbing.
- 8 A 30" landscape strip or 30" high wall is required at the property line adjoining other commercial property.
- 9 Provide a floor plan with more detail.
- 10 Provide a photometric diagram for the parking area.
- 11 Additional comments may be forthcoming at the DRC meeting.

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**Division:** Plumbing

**Member:** Ted DeSmith  
828-5232

**Project Name:** STS Enterprises, Inc.

**Case #:** 1-ZR-01

**Date:** April 10, 2001

**Comments:**

1. Provide restroom calculations.
2. Change of Occupancy requires that the restrooms be brought up to meet current Florida Accessibility Code. Biggest change will be the HC stalls.
3. Provide drinking fountain.

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Division: Police

Member: Det. C. Cleary- Robitaille  
759-6419, 759-6400 (main number)

Project Name: STS Enterprises, Inc.

Case #: 1-ZR-01

Date: 4-10-01

**Comments:**

An intrusion detection system is recommended

Safety laminate is recommended on paned windows and glass doors.



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Division:       Zoning

Member:   Terry Burgess  
              828-5913

Project Name:   STS Enterprises, Inc.

Case #:       1-ZR-01

Date:           4/10/01

Comments:

1.   Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC.
2.   Dead end parking is prohibited in accordance with section 47-20.5.C.3.
3.   Florida Accessibility Code requires two (2) handicap parking spaces when 26-50 parking spaces are provided.
4.   Provide design details for site wall and dumpster enclosure.
5.   Show tenant separation between medical and office use on floor plan.
6.   A portion of the parking space encroaches into the required twelve (12) foot buffer yard for parking.
7.   Additional comments maybe discussed at DRC meeting.